

FOR SALE



THE COCK AND HEN

3 Lord Street, Belfast, BT5 4QG

028 9044 1000



WHELAN

LOCATION

The Cock and Hen Bar is a long established community bar in the heart of East Belfast situated just off the Albertbridge Road on a prominent corner site. The surrounding area is a densely populated residential area with a significant potential customer base.

ACCOMODATION - Ground Floor

Public bar - seating up to 50 on a range of fixed bench seats and bar stools. Internal decorations include a tiled floor and recessed spot lighting within a suspended ceiling.

Amenities include a dedicated pool room, keg store and bottle stores, a small office and ladies & gents toilets.

A covered smoking area is located off the central lobby and has a side entrance onto Thorndyke Street.

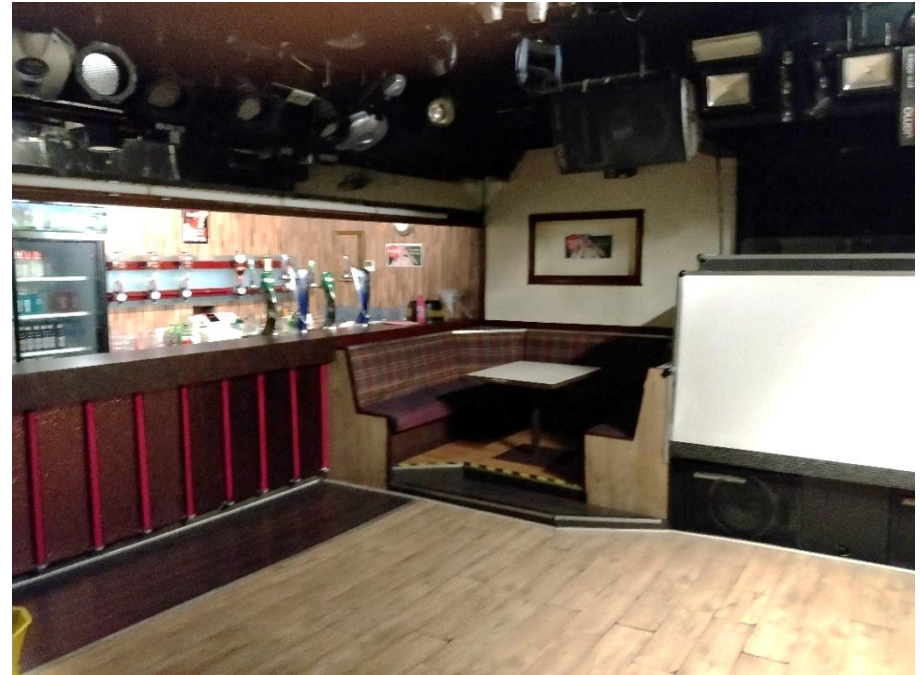


ACCOMODATION - First Floor

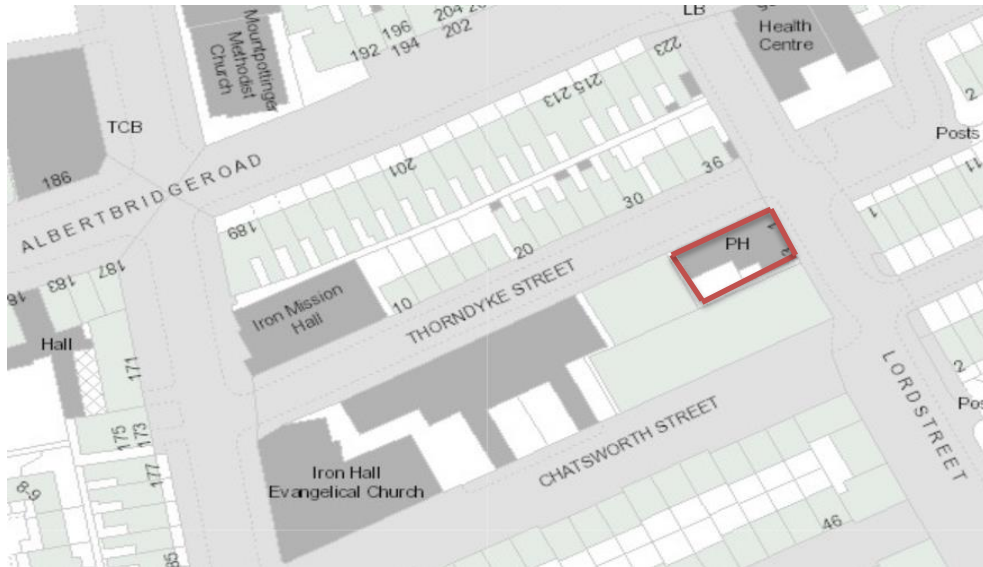
Lounge bar/night club - seating capacity for up to 100 patrons. Features include a centrally located dance floor, raised DJ booth, upholstered fixed bench seating and timber flooring.

The lounge area has an Entertainments Licence with capacity for up to 110 persons. This space is ideal for parties and functions.

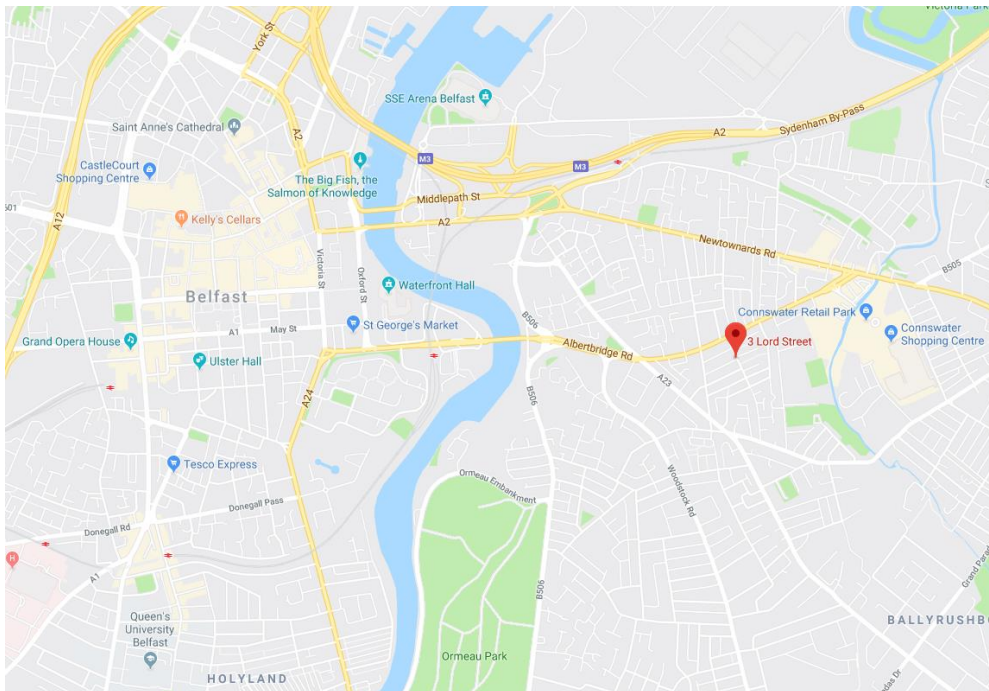
The property has gas fired central heating throughout.



SITE PLAN



LOCATION MAP



ENTERTAINMENTS LICENCE

Entertainment licence for capacity of 110 on the first floor.

PRICE

Available on application

VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

VIEWINGS

by appointment through sole agents:-

Brian Nixon FRICS

E: brian.nixon@whelan.co.uk

M: 07801032053

T: 02890441000

Whelan Commercial Ltd
Scottish Provident Building,
7 Donegall Square West,
Belfast,
BT1 6JH

www.whelan.co.uk



Energy Performance Certificate

Northern Ireland

Non-Domestic Building

Cock & Hen
3 Lord Street
BELFAST
BT5 4QG

Certificate Reference Number:
9874-3099-0569-0700-5625

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 96

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 364
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 177.43

Benchmarks

Buildings similar to this one could have rating as follows:

33 If newly built
88 If typical of the existing stock